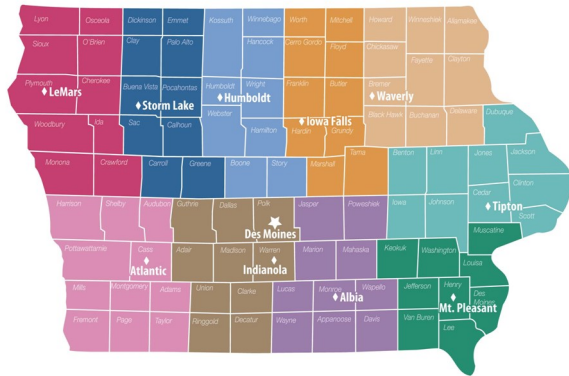


Albia Office

1709 S. "B" Street
Albia, IA 52531
Phone: 641-932-3031 Ext. 4



Area Offices and Phone Numbers

Albia - 641-932-3031
Atlantic - 712-243-2107
Humboldt - 515-332-4411
Indianola - 515-961-5365
Iowa Falls - 641-648-5181
Le Mars - 712-546-5149
Mt. Pleasant - 319-986-5800
Storm Lake - 712-732-1851
Tipton - 563-886-6006
Waverly - 319-352-1715

USDA Rural Development is an Equal Opportunity Lender, Provider and Employer. Complaints of discrimination should be sent to USDA, Director, OCR, Washington D.C. 20250-9410.

Committed to the Future of Rural Communities

USDA Rural Development works to deliver quality programs that will increase economic opportunity and improve the quality of life for the 1.7 million Iowans living in rural communities.

The agency's direct and guaranteed rural credit programs help families find affordable housing, assist businesses to create economic opportunities, and allow communities to build or improve essential infrastructure and facilities.

USDA Rural Development is making a positive difference in America, ensuring rural communities are a healthy, safe and prosperous place to live and work.

USDA Rural Development State Office

210 Walnut Street, Room 873
Des Moines, Iowa 50309
Phone: 515-284-4663
Fax: 855-251-2243
www.rurdev.usda.gov/ia
Bill Menner, State Director



EQUAL HOUSING OPPORTUNITY



Committed to the future of rural communities.

DIRECT RURAL HOUSING LOANS



Providing single family housing opportunities to rural Iowa

USDA Rural Development provides loans to assist low income families in rural Iowa achieve their dream of homeownership. Ensuring that all Iowans living in rural communities have decent, safe and affordable housing is a top priority of the agency.

Where may houses be located?

Houses must be located on desirable sites with an assured supply of safe drinking water and public sewage disposal in rural communities with populations less than 20,000.



Who may borrow?

Homeownership loans are offered to assist very low and low income households. Income limits are available at any USDA Rural Development office or at: www.rurdev.usda.gov/ia.

Applicants must also:

- Not own decent, safe and sanitary housing.
- Be unable to obtain a conventional mortgage loan.
- Have an acceptable credit history.
- Live in the property.
- Have sufficient income to pay house payments, hazard insurance premiums, real estate taxes and necessary living expenses. (Repayment ratio limits of 29% for principal, interest, taxes and insurance (PITI) and 41% for total debt (TD) are applicable for very low income applicants, while repayment ratios of 33% PITI and 41% TD are applicable for low income applicants.)

What are the terms?

There is no required down payment.

Loans may be made for up to 100% of the appraised value for existing homes. This also applies to new construction, provided construction inspections were made by USDA Rural Development or other authorized parties.

The maximum repayment period is 33 years. The maximum payment period for manufactured homes is 30 years.

The promissory note interest rate is fixed. However, that rate may be lowered by payment assistance subsidy.

How may loan funds be used?

Borrowers may purchase an existing home or a site on which to build a home. Under limited conditions funds may be used to refinance existing mortgages.

Housing must be modest in size, design and cost. Houses constructed, purchased or rehabilitated must meet the code adopted by the state and USDA Rural Development site standards.

Manufactured housing must be new, permanently installed and meet the Housing and Urban Development manufactured housing construction and safety standards and USDA Rural Development site standards.

Are there loan fees and other charges?

The applicant pays for the legal services necessary to guarantee a satisfactory title to the site, credit reports and other incidental loan closing costs. These may be included in the loan.

Where do I apply?

Applications are made at the USDA Rural Development office serving the area where the house will be located. For more information contact your local USDA Rural Development office.